Eviction Resolution Pilot Program (ERPP)

Dispute Resolution Centers (DRC) and the ERPP help resolve unpaid rent conflicts outside of the courts.

This is a mandatory step for landlords for non-payment of residential rent. How does it work?

Tenant Owes Rent

If Landlord serves:

Pay or Vacate Notice

Landlord must send:

- To Tenant: ERPP Notice
- To local DRC: Copy of ERPP Notice and copy of Pay or Vacate Notice



Tenant Contacts DRC

Tenant responds to DRC within 14 days to accept services.



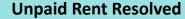
DRC works with Tenant & Landlord

DRC provides dispute resolution services and access to rental assistance and legal aid to resolve unpaid rent.



Dispute Not Resolved

Certificate of ERPP Participation issued to Landlord and Tenant.

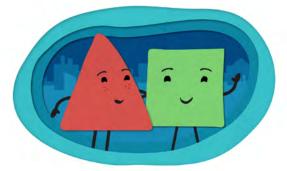


DRC closes ERPP case and no Certificate is issued.



Landlord May Proceed to Court

Landlord may file unlawful detainer complaint and summons in Superior Court.



Landlord/Counsel:

- DO NOT attach the ERPP Certificate to your complaint and summons in a single document, as you risk having your case filing rejected or the case dismissed. DO file it on the same date.
- ERPP Notice: Check county Superior Court website for the ERPP Notice with local resources.

For more information:

ERPP Info & Notices: atg.wa.gov/landlord-tenant OR courts.wa.gov/EvictionResolutionProgram

Rental assistance: <u>commerce.wa.gov/covid-19-homeless-services</u> Legal information: <u>washingtonlawhelp.org/resource/eviction</u>

Eviction defense hotline for tenants: 855-657-8387 or <u>nwjustice.org/eviction-help</u>

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